

Chapter 21A.08
PERMITTED USES

Sections:

- 21A.08.010 Establishment of uses.
- 21A.08.020 Interpretation of land use tables.
- 21A.08.030 Residential land uses.
- 21A.08.040 Recreational/cultural land uses.
- 21A.08.050 General services land uses. [SALT section 131]
- 21A.08.060 Government/business service land uses.
- 21A.08.070 Retail land uses.
- 21A.08.080 Manufacturing land uses.
- 21A.08.090 Resource land uses. [SALT section 133]
- 21A.08.100 Regional land uses.
- 21A.08.900 Applicability – Ordinance 13694.
- 21A.08.901 Severability – Ordinance 13694.

NOTE: Sections amended are noted in brackets following the title. “SALT” means proposed Site Alteration Code pending at council (Proposed Ordinance 2000-0525)

SECTION 1. Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050 are each hereby amended to read as follows: [SALT Section 131]

General services land uses.

A. General services land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
			C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
			U	T	A			V		E	B	E	N	E	N	E	E	T
			L		L			E		N	O	S	I	S	A	S		R
			T							T	R	S	T	S	L	S		I
			U							I	H	Y						A
		R							A	O							L	
		E							L	D								
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
	PERSONAL SERVICES:																	
72	General Personal Service						C ((26)) 25	C ((26)) 25	P	P	P	P3	P3					
7216	Drycleaning plants												P					
7218	Industrial Launderers												P					
7261	Funeral Home/Crematory					C4	C4	C4		P	P							
*	Cemetery, Columbarium or Mausoleum				P((25)) 24 C5, ((32)) 31	P((25)) 24 C5	P((25)) 24 C5	P((25)) 24 C5	P((25)) 24	P((25)) 24	P((25)) 24 C5	P((25)) 24 C5	P((25)) 24					
*	Day care I	P6			P6	P6	P6	P	P	P	P	P7	P7					
*	Day care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7					
074	Veterinary Clinic	P9			P9 C10, ((32)) 31	P9 C10			P10	P10	P10		P					
753	Automotive repair (1)								P11	P	P		P					
754	Automotive service								P11	P	P		P					
76	Miscellaneous repair									P	P		P					
866	Churches, synagogue, temple				P12 C((28, 32)) 27, 31	P12 C	P12 C	P12 C	P	P	P	P						
83	Social Services (2)				P12 C13, ((32)) 31	P12 C13	P12 C13	P12 C13	P13	P	P	P						
*	Stable	P14 C			P14 C, ((32)) 31	P14 C	P14 C											
*	Kennel or Cattery				C	C				C	P							
*	Theatrical Production Services									P((34)) 30	P((34)) 30							
*	Artist Studios				P((29)	P((29))	P((29)	P((29)	P	P	P	P((34)	P					

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) 28) 28) 28				0) 29	
	* Interim Recycling Facility	((P 24))	((P 24))	((P 24))	P (22) 21	P (22) 21	P (22) 21	P (23) 22	P (23) 22	P		P
	HEALTH SERVICES:											
801-04	Office/Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13	P12 C 13	P	P	P	P
805	Nursing and personal care facilities							C		P	P	
806	Hospital						C13	C13		P	P	C
807	Medical/Dental Lab									P	P	P
808-09	Miscellaneous Health									P	P	P
	EDUCATION SERVICES:											
	*Elementary School				P16 15, (32) 31	P	P	P				
	*Middle/Junior High School				P16 C15, (32) 31	P	P	P				
	*Secondary or High School				P16 C15, (27, 32) 26, 31	P27	P27	P27		C	C	
	*Vocational School				P13 C, (32) 31	P13 C	P13 C	P13 C			P	P17
	*Specialized Instruction School				P19 C20, (32) 31	P19 C20	P19 C20	P19 C20	P	P	P	P17
	*School District Support Facility				C ((24, 32)) 23, 31 P16, C 15	P ((24)) 23C	P (24) 23C	P (24) 23C	C	P	P	P
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44 (*Definition of this specific Land Use, see K.C.C. 21A.06.												

B. Development conditions.

1. Except SIC Industry No. 7534 - Tire Retreading, see manufacturing permitted use table.
2. Except SIC Industry Group Nos.:
 - a. 835-Day Care Services((7)); and
 - b. 836-Residential Care, which is otherwise provided for on the residential permitted land use table.
3. Limited to SIC Industry Group and Industry Nos.:
 - a. 723-Beauty Shops;
 - b. 724-Barber Shops;

- 15 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 16 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 17 e. 217-Carpet and Upholstery Cleaning.
- 18 4. Only as an accessory to a cemetery, and prohibited from the UR zone only if the
- 19 property is located within a designated unincorporated Rural Town.
- 20 5. Structures shall maintain a minimum distance of one hundred feet from property
- 21 lines adjoining residential zones.
- 22 6. Only as an accessory to residential use, and:
- 23 a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no
- 24 openings except for gates, and have a minimum height of six feet; and
- 25 b. Outdoor play equipment shall maintain a minimum distance of twenty feet from
- 26 property lines adjoining residential zones.
- 27 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
- 28 21A.08.060A.
- 29 8. Only as a re-use of a public school facility subject to K.C.C. chapter 21A.32, or an
- 30 accessory use to a school, church, park, sport club or public housing administered by a public
- 31 agency, and:
- 32 a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no
- 33 openings except for gates and have a minimum height of six feet;
- 34 b. Outdoor play equipment shall maintain a minimum distance of twenty feet from
- 35 property lines adjoining residential zones;
- 36 c. Direct access to a developed arterial street shall be required in any residential zone;
- 37 and

d. Hours of operation may be restricted to assure compatibility with surrounding development.

9. As a home occupation only, but the square footage limitations in K.C.C. chapter 21A.30 for home occupations apply only to the office space for the clinic, and:

a. Boarding or overnight stay of animals is allowed only on sites of five acres or more;

b. No burning of refuse or dead animals is allowed;

c. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and

d. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

10.a. No burning of refuse or dead animals is allowed;

b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and

c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

11. The repair work or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry No. 7532 - Top, Body, and Upholstery Repair Shops and Paint Shops is not allowed.

12. Only as a re-use of a public school facility subject to K.C.C. chapter 21A.32.

13. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed twenty thousand square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation.

15. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility and serving only the public school or the school facility may be used. New public high schools shall be permitted subject to the review process set forth in K.C.C. 21A.42.140.

16.a. For middle or junior high schools and secondary or high schools or school facilities, only as a re-use of a public school facility or school facility subject to K.C.C. chapter 21A.32. An expansion of such a school or a school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.

b. Renovation, expansion, modernization or reconstruction of a school, a school facility, or the addition of relocatable facilities, is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.

17. All instruction must be within an enclosed structure.

18. Limited to resource management education programs.

19. Only as an accessory to residential use, and:

a. Students shall be limited to twelve per one-hour session;

b. All instruction must be within an enclosed structure; and

c. Structures used for the school shall maintain a distance of twenty-five feet from property lines adjoining residential zones.

20. Subject to the following:

a. Structures used for the school and accessory uses shall maintain a minimum distance of twenty-five feet from property lines adjoining residential zones;

b. On lots over two and one half acres:

(1) Retail sales of items related to the instructional courses is permitted, if total floor area for retail sales is limited to two thousand square feet;

(2) Sales of food prepared in the instructional courses is permitted with department of public health-Seattle and King County approval, if total floor area for food sales is limited to one thousand square feet and is located in the same structure as the school; and

(3) Other incidental student-supporting uses are allowed, if ~~((such))~~ the uses are found to be both compatible with and incidental to the principal use; and

c. On sites over ten acres, located in a designated Rural Town and zoned UR, R-1, and/or R-4:

(1) Retail sales of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to two thousand square feet

(2) Sales of food prepared in the instructional courses is permitted with department of public health–Seattle and King County approval, if total floor area for food sales is limited to one thousand seven hundred fifty square feet and is located in the same structure as the school;

(3) Other incidental student-supporting uses are allowed, if the uses are found to be functionally related, subordinate, compatible with and incidental to the principal use;

(4) The use shall be integrated with allowable agricultural uses on the site;

(5) Advertised special events shall comply with the temporary use requirements of this chapter; and

(6) Existing structures that are damaged or destroyed by fire or natural event, if damaged by more than fifty percent of their prior value, may reconstruct and expand an additional sixty-five percent of the original floor area but need not be approved as a conditional use if their use otherwise complies with development condition B.20.c of this section and this title.

~~21. ((Limited to source-separated yard or organic waste processing facilities.~~

~~22.))~~ Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.

~~((23.))~~ 22. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.

~~((24.))~~ 23. Only if adjacent to an existing or proposed school.

~~((25.))~~ 24. Limited to columbariums accessory to a church, but required landscaping and parking shall not be reduced.

~~((26-))~~ 25. Not permitted in R-1 and limited to a maximum of five thousand square feet per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

~~((27-))~~ 26.a. New high schools shall be permitted in the rural and the urban residential and urban reserve zones subject to the review process in K.C.C. 21A.42.140.

b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.

~~((28-))~~ 27. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area. In addition, such use shall not be permitted in the RA-20 zone.

~~((29-))~~ 28. Only as a reuse of a surplus non-residential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility.

~~((30-))~~ 29. All studio use must be within an enclosed structure.

~~((31-))~~ 30. Adult use facilities shall be prohibited within six hundred sixty feet of any residential zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries or churches that conduct religious or educational classes for minors.

~~((30-))~~ 31. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian community designated by the Comprehensive Plan.

SECTION 2. Ordinance 10870, Section 336, as amended, and K.C.C. 21A.08.090 are each hereby amended to read as follows: [SALT Section 133]

Resource land uses.

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A. Resource land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use		Z O N E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
			C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
			U	T	A			V		E	B	E	N	E	N	E	E	T
			L		L			E		N	O	S	I	S	A	S		R
		T							T	R	S	T	S	L	S		I	
		U							I	H		Y					A	
		R							A	O							L	
		E							L	D								
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I				
	AGRICULTURE:																	
01	Growing and Harvesting Crops		P	P		P	P	P						P				
02	Raising Livestock and Small Animals		P	P		P	P	P6						P				
*	Agriculture Training Facility		C10															
	FORESTRY:																	
08	Growing & Harvesting Forest Product		P	P	P7	P	P	P						P				
*	Forest Research			P		P	P						P2	P				
	Fish and Wildlife Management:																	
0921	Hatchery/Fish Preserve (1)		P	P		P	P	C						P				
0273	Aquaculture (1)		P	P		P	P	C						P				
*	Wildlife Shelters		P	P		P	P											
	MINERAL:																	
10,12,14	Mineral Extraction and Processing			P9 C	P													
2951,3271,3273	Asphalt/Concrete Mixtures and Block			P8	P8									P				
*	Processing operations		P 11	P 8, 12	P 8													
	ACCESSORY USES:																	
*	Resource Accessory Uses		P3	P4	P5	P3	P3							P4				
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*Definition of this specific land use, see K.C.C. 21A.06.																		

147

148

B. Development conditions.

149

1. May be further subject to K.C.C. Title 25, Shoreline Management.

150

2. Only forest research conducted within an enclosed building.

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3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.

152

4. Excluding housing for agricultural workers.

5. Limited to either maintenance or storage facilities, or both, in conjunction with mineral extraction or processing operation.

6. Large livestock allowed in accordance with K.C.C. chapter 21A.30.

7. Only in conjunction with a mineral extraction site plan approved in accordance with K.C.C. chapter 21A.22.

8. Only as accessory to a primary mineral extraction use, or as a continuation of a mineral processing use ~~((established prior to the effective date of or consistent with this title))~~ only for that period to complete delivery of products or projects under contract at the end of mineral extraction.

9. Limited to mining activities that are located greater than one-quarter mile from an established residence and that do not use local access streets that abut lots developed for residential use.

10. Agriculture training facilities are allowed only as an accessory to existing agricultural uses and are subject to the following conditions:

a. The impervious surface associated with the agriculture training facilities shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

b. New or the expansion of existing structures, or other site improvements, shall not be located on class 1, 2 or 3 soils;

c. The director may require reuse of surplus structures to the maximum extent practical;

d. The director may require the clustering of new structures with existing structures;

e. New structures or other site improvements shall be set back a minimum distance of seventy-five feet from property lines adjoining residential zones;

f. Bulk and design of structures shall be compatible with the architectural style of the surrounding agricultural community;

g. New sewers shall not be extended to the site;

h. Traffic generated shall not impede the safe and efficient movement of agricultural vehicles, nor shall it require capacity improvements to rural roads;

i. Agriculture training facilities may be used to provide educational services to the surrounding rural/agricultural community or for community events. Property owners may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32;

j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site;

k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and

l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.

11. Limited to source-separated yard or organic waste processing facilities at a scale appropriate to process the organic waste generated in the agricultural zone.

196 12. Limited to source-separated yard waste or organic waste processing facilities only
197 as accessory to a primary SIC Industry Group 242 - Sawmill use at a scale appropriate to process
198 the organic waste generated on the site.